



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

OCTOBER 2, 2003

PRESENT: Fruit, Martin

ABSENT: Kennett

LATE: Pyle

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chair Martin called the meeting to order at 7:15 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Martin opened/closed the public hearing.

MINUTES:

SEPTEMBER 4, 2003 **BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE SEPTEMBER 4, 2003 MINUTES AS WRITTEN. THE MOTION PASSED AS FOLLOWS:**

AYES: FRUIT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: KENNETT

CONSENT CALENDAR:

1. SUBCOMMITTEE ACTIONS:

- A. Removal and Replacement of Trees in Front of the Blockbuster Building in the Lawrence Oak Shopping Center.
- B. Day workers Facility

2. EXTENSION OF TIME, EOT-03-15: KEYSTONE-MARTIN: A request to approve a six-month extension of time to commence construction of a 5,256 sq. ft. mixed use residential and office building to be located at 20 Keystone Avenue in the CC-R, Central Commercial-Residential zoning district. (APN-764-16-017)

3. SITE REVIEW, SR-03-17: E. DUNNE-HOME DEPOT: A review of revised landscape plans around the detention pond of the Home Depot site.

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE CONSENT
CALENDAR ITEMS 1 A & B, 2 AND 3. THE MOTION PASSED AS FOLLOWS:**

AYES: MARTIN, FRUIT, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT

OLD BUSINESS:

4. SITE REVIEW, SR-03-14: VINEYARD-SPIRIT ROAD OILS: A request to approve site and landscape plans on a 52,272 sq. ft. site with an existing 6,000 sq. ft. building in the General Industrial (MG) Zoning district. The site is located at the southeast corner of Mast Ave. and Vineyard Blvd.

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO TABLE SITE REVIEW
APPLICATION, SR-03-14: VINEYARD-SPIRIT ROAD OILS. THE MOTION
PASSED BY THE FOLLOWING VOTE:**

AYES: FRUIT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: KENNETT

OTHER BUSINESS:

5. POLICY DIRECTION REGARDING OWNERSHIP ATTACHED HOUSING: In an effort to address insurance issues facing ownership attached housing, the City is evaluating one possible solution to allow zero lot line or reduced setback detached units in lieu of attached housing. The Board is asked to provide direction to Staff as to the appropriate process to review and approve requests for zero lot line and reduced setback detached units.

IT WAS THE CONSENSUS OF BOARD TO REVIEW THE DETACHMENT OF PREVIOUSLY APPROVED DUETS AT A SUBCOMMITTEE LEVEL.

6. **INDOOR RECREATION CENTER IRC, DESIGN REVIEW:** The Council appointed Subcommittee has reviewed and completed a schematic design for the IRC. Staff will be seeking Council approval of the schematic design on October 22. ARB comments will be incorporated into the schematic design and included in the Council presentation on October 22.

DEPUTY DIRECTOR OF PUBLIC WORKS OPERATIONS MORI STRUVE AND SENIOR PROJECT MANAGER, JIM DUMAS UPDATED THE BOARD ON THE DESIGN PROGRESS OF THE INDOOR RECREATION CENTER. THE BOARD GAVE THE FOLLOWING SUGGESTIONS REGARDING THE CURRENT DESIGN:

1. The proposed roof design may be prone to drainage/maintenance problems.
2. May want to consider extending the roof arc.
3. May want to consider a porte-cochere at the senior entrance area.
4. The overall roof design appears busy and repetitive, may want to consider a more simplified design.
5. The modern architecture may be a turn off to seniors. Consider modifications which will make the interior and exterior inviting to senior citizens.
6. The Edmundson elevation is good the opposite elevation is too busy.
7. The design creates a lot of high ceiling area. Have architect address the heating and cooling needs and costs for this type of design.

ANNOUNCEMENTS: **Joint Council, Board and Commission workshop scheduled for Tuesday, November 11 from 5-7 p.m.**

ADJOURNMENT: Chair Martin adjourned the meeting at 8:10 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator